

Monthly Progress Report No. 48
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: October 2021

1. Introduction

In accordance with Article XI – Progress Reports of the 03 February 2016 Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report (MPR) on behalf of PLAX B27, LLC (Participant) to summarize the work performed at 5-46 46th Avenue, Long Island City, New York (the site) during October 2021.

The site (Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37) is located in the Long Island City neighborhood of Queens, New York and encompasses an area of about 105,150 square-feet (± 2.42 -acre) lot. The site is located on the city block bordered by 46th Avenue to the north, Vernon Boulevard on the east, 46th Road to the south, and 5th Street to the west. The site is currently occupied by single- and multi-story residential, manufacturing, and industrial buildings. Elevations at the site range from elevation (el.) 7 feet in the northwest part of the site near 5th Street to about el. 10 feet in the southeast part of the site near Vernon Boulevard. All elevations presented herein are measured in feet and referenced to the North American Vertical Datum of 1988 (NAVD88). A site location map is attached to this progress report as Figure 1.

2. Remedial Actions Relative to the Site Completed during this Reporting Period

On October 7, 2021, Langan performed vapor intrusion monitoring on Lot 17 to supplement findings from the August 2021 “Non-Heating Season” bi-annual vapor intrusion monitoring. This event was performed at the discretion of the Participant and not at the request of the NYSDEC. Results of the August 2021 bi-annual vapor intrusion monitoring event and the additional October 2021 vapor intrusion monitoring event will be summarized in the forthcoming 2021 Non-Heating Season Bi-annual Report – Lots 4 and 17.

On October 14, 2021, the Participant sent a tenant notification of air sampling results from the August and October 2021 vapor intrusion monitoring events to the Lot 17 tenant, SLSCO LTD.

On October 27, 2021, on behalf of the Participant, Langan and the NYSDEC discussed groundwater sampling results and findings generated by implementation of Supplemental Remedial Investigation Work Plan (SRIWP) No. 4. Groundwater sampling results from Supplemental Remedial Investigation (SRI) No. 4 will be used to evaluate remedial alternatives and key assumptions related to groundwater remediation. Results and findings from SRI No. 4 will be incorporated into the forthcoming, updated draft Remedial Investigation Report (RIR).

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Langan will begin updating the draft RIR with groundwater sampling results and findings from SRI No. 4.

Langan will await comments and/or approval from the NYSDEC and NYSDOH on the Construction Completion Report (CCR) submitted to the NYSDEC on June 28, 2021. If comments are received within the next reporting period, Langan will revise and resubmit the CCR.

Langan will submit the biannual monitoring report to the NYSDEC and NYSDOH.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None.

5. Results of Sampling, Testing and Other Relevant Data

Validated soil vapor, indoor air, and ambient air sampling results from the August 2021 biannual soil vapor sampling events on Lots 4 and 17 and the October 2021 vapor intrusion monitoring event on Lot 17 will be submitted to the NYSDEC as an electronic data deliverable (EDD).

Validated groundwater sampling results generated from SRI No. 4 will be tabulated and included in the updated draft RIR. Results will also be submitted to the NYSDEC as an EDD.

6. Deliverables Submitted during this Reporting Period

None.

7. Information Regarding Percentage of Completion

Site remediation is 25 percent complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Community Participation (CP) Plan Activities during this Reporting Period

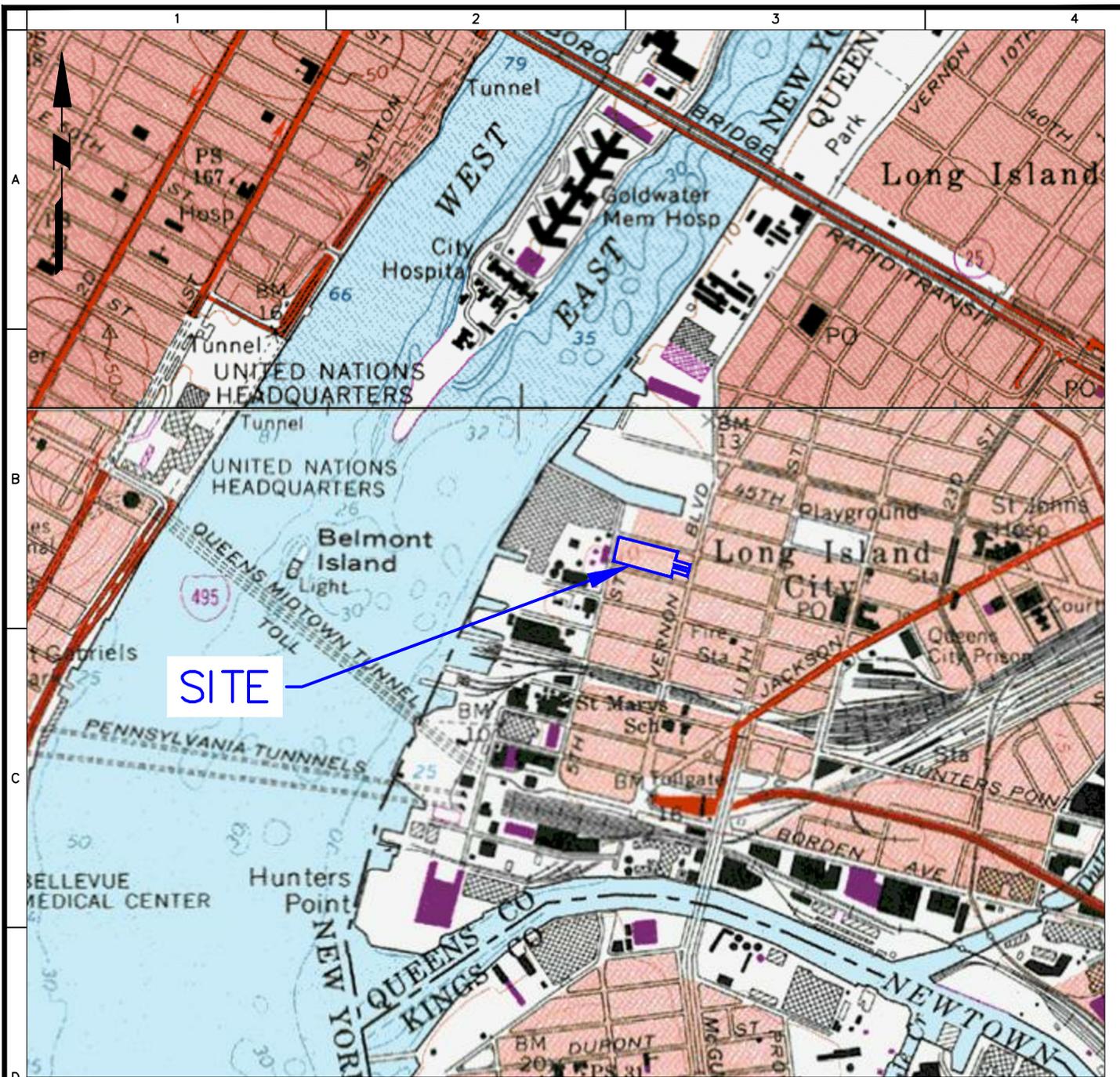
None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

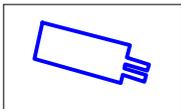
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

SOURCE: USGS TOPOGRAPHIC QUADRANGLE MAP, BROOKLYN (1967) AND CENTRAL PARK (1966)

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langon Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langon Engineering and Environmental Services, Inc. Langon CT, Inc. Langon International LLC Collectively known as Langon</p>	<p>Project</p> <p>ABC - BLOCK 27</p> <p>BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37 LONG ISLAND CITY QUEENS NEW YORK</p>	<p>Figure Title</p> <p>SITE LOCATION MAP</p>	<p>Project No. 170340204</p> <p>Date 2/17/2016</p> <p>Scale NTS</p> <p>Drawn By JL</p> <p>Checked By GCW</p> <p>Submission Date</p>	<p>Figure No.</p> <p>1</p>
--	--	---	---	-----------------------------------